



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-05
APPLICANT: Norman New Life Bible Church
DATE: February 13, 2014
LOCATION: 3308 Broce Court
TO: Interested Neighbors
WARD: 8
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Proposed Church

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a proposed Special Use for a Church. This property is currently zoned I-1, Light Industrial District, and rezoning will not be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, February 27, 2014 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

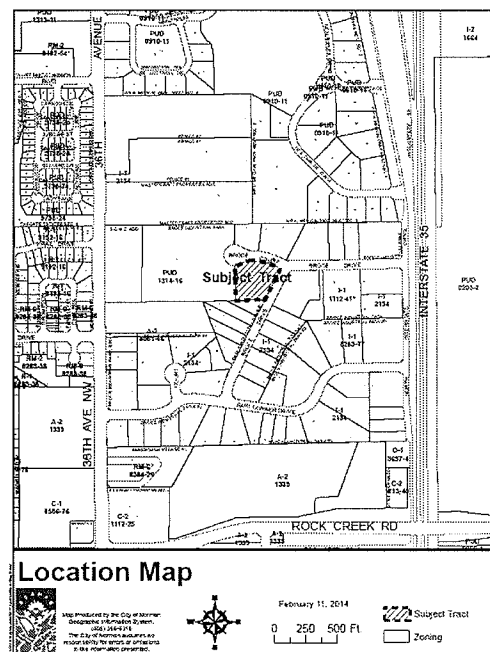
This applicant has filed a concurrent application for Planning Commission consideration of this project at their March 13, 2014 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 or 226-8079 any time. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Case Number PD 14-05

**Application for a
NORMAN PRE-DEVELOPMENT INFORMATION MEETING**

Name of Applicant/Land Owner: NORMAN NEW LIFE BIBLE CHURCH

Address: c/o Atty for Applicant, Sean Rieger
136 Thompson Drive, Norman, OK 73069

Name and phone number of contact person(s): Atty Sean Rieger, 329-6070 wk, 226-8079 cell

Best time to call: Anytime

A proposal for development on a parcel of land, generally located:

- 3308 Broce Court, Norman, OK.

And containing approximately, roughly 2.16 gross acres total, will be brought forward to the Planning Commission and City Council for consideration within the next few months.

This proposed development will necessitate (check all that apply):

☐ 2025 Plan Amendment – Growth Boundary ☐ Land Use ☐ Transportation ☐

☐ Rezoning – To what district(s):

XX Special use – For: A Church, temple or other place of worship, per 22:426.1.2.d (I-1)

☐ Preliminary Plat

☐ Norman Rural Certificate of Survey (COS)

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres of each use):

A Church for New Life Bible Church on this roughly 2.16 acre existing site.

FOR PLANNING OFFICE USE ONLY

Deed or Legal Description ☒ Written description of project ☒

Radius Map ☒ Preliminary Development Map ☒

Certified Ownership List ☒ Filing Fee \$125 ☒

Current Zoning: I-1 Light Industrial District

Current Plan Designation: Industrial

*2-10-14
2:30 p.m.
mt
Concurrent*

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136 THOMPSON DRIVE
NORMAN, OKLAHOMA 73069-5245
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TELEPHONE: 405.329.6070

FACSIMILE: 405.329.7103

10 February 2014

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

I represent the Tenant under a signed commercial lease agreement in the attached Application for a Pre-Development Information Meeting and Special Use Permit. We submit this statement as our description of the project and Special Use request.

New Life Bible Church ("NLBC") recently entered into a multi-year lease agreement with the owner of the property at 3308 Broce Court, Norman, OK. The intent of NLBC is to remodel the interior of the facility and use it as a church.

NLBC has been located at 4343 North Flood Avenue in Norman, OK since 2006. However, the Green family, owners of Hobby Lobby, recently purchased the Flood Avenue building. It is our understanding that the Green family plans to provide the facility to a different church in Norman. Therefore, NLBC is in need of relocating and has chosen this site at 3308 Broce Court as its next home.

NLBC plans to hold church services at 3308 Broce Ct. each week. Sunday service will be at 10:15 A.M.. The building will be used for youth services at 5:30 on Sunday evenings. The building may be used occasionally during the week for meetings that would typically begin after 6 P.M. Currently, NLBC only has two small groups that use the building one night per week.

NLBC currently has approximately 300 people in the congregation, including roughly 225 adults and 85 children who attend church regularly. If NLBC's attendance increases, the Broce property will allow enough flexibility to add additional Sunday morning services. NLBC would anticipate offering a service at 8:00 A.M. at some point in the future. NLBC does not foresee any time or occasion when the property would have more than 400 people in the building at any one time, including adults and children.

The building contains an administrative office area. NLBC plans to have the Pastor and four staff people office Monday through Friday from 8 A.M. to 5 P.M. at the building.


NLBC has submitted building plans to the City of Norman Planning Department. These plans include changes to the interior of the building that will allow the efficient movement of people into and out of the building. We have also submitted a site plan that includes changes to the configuration of the parking lot which will increase the number of parking spaces for visitors.

NLBC plans to hold all meetings inside the building and only use the property outside the building for parking.

No other changes to the site are planned. The property is already platted and zoned I-1 Light Industrial District, which allows for the proposed church use through a Special Use, without any zoning change. Likewise, no 2025 Plan Change is needed with no change in the zoning.

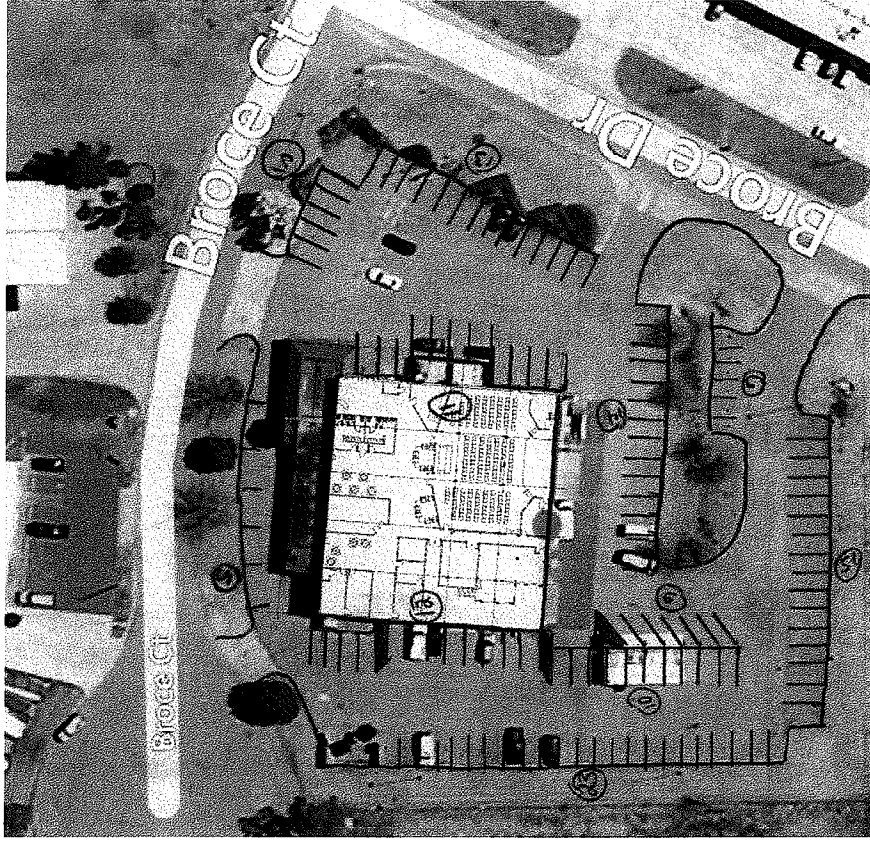
We respectfully request your support for this Special Use Permit. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC



By: Sean Paul Rieger

Attorney at Law ▪ Architect ▪ Broker



SITE PLAN
SCALE 1"=50'-0"

PARKING SPACES REQUIRED:

1 SPACE PER 4 SEATS IN SANCTUARY = $436/4 = 109$ SPACES
(INCLUDING 1 VAN ACCESSIBLE SPACE AND 4 ADDITIONAL
STANDARD ACCESSIBLE SPACES)

PARKING SPACES PROVIDED:

122 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE AND 4 ADDITIONAL
STANDARD ACCESSIBLE SPACES) - OK



Special Use Permit for a Church